



TOWN OF WILTON, NH - PLANNING BOARD
WILTON TOWN HALL • P. O. Box 83 • 42 Main Street • Wilton, NH 03086



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PLAN REVIEW

Plan/Revision Date: 2/18/2015

Project Name: Subdivision for Donna S. Joas Trust

Wilton Case Number: PB-SD01-0215_JoasTrust

MEETING DATE: Wednesday, March 18, 2015	APPLICANT(s): Donna S. Joas Trust	APPLICATION TYPE: <input type="checkbox"/> Sign <input checked="" type="checkbox"/> (SD) Subdivision <input type="checkbox"/> (EX) Excavation <input type="checkbox"/> (SP) Site Plan <input type="checkbox"/> (HO) Home Occ.
APPLICATION STATUS: <input type="checkbox"/> Accepted: 65 days expires: <input type="checkbox"/> Approved: <input type="checkbox"/> Extension to:	APPLICANT'S REP: Dawn Tuomola Monadnock Survey, Inc.	REVIEWED BY: Camille Pattison NRPC Circuit Rider
EXECUTIVE SUMMARY: <p>The applicant(s) has submitted a subdivision application for acceptance and approval to subdivide Lot F-2, 61.893 acres, into five residential lots. This parcel is the site of a former Girl Scout Camp. Proposed lots F-2-2, F-2-3 and F-2-4 will each be ~5 acres. Lot F-2-5 will be ~6 acres, and lot F-2-6 will be just under 41 acres. All lots meet the acreage requirement of the General Residence and Agricultural District.</p> <p>The lodge on lot F-2-2 will be removed, while the existing residence on lot F-2-3 will remain. There are a number of existing structures shown on parcel F-2-6, however it was difficult to verify with the snow, so they are still shown as existing. There are 3 composting toilets with open air wash stations (basically a big sink covered by a roof, no walls), that will be removed at some point. The Town of Amherst is considering using 2 of them. The pavilion is staying for now. Most of the structure is an open building without walls and the rest of the building was used to house the yard equipment. The pavilion has no electrical or water facilities, just concrete blocks and a roof.</p> <p>Each of the proposed lots meets the 200' required minimum frontage from Wilson Road, a Class V road, with the exception of lot F-2-5. Lot F-2-5 is primarily located along Coburn Road, a Class VI road, so this lot instead obtains the reduced lot frontage of 50' from Wilson Road. In addition, this lot meets the contiguous frontage requirements of 6.3.1, and the minimum 5 acres with 2 acres excluding wetlands and floodplain in section 6.3.2.</p> <p>Most of the site lies within the Aquifer Protection District. Lot F-2-2 is the only parcel entirely outside of the Aquifer Protection District. The site does not lie within the 100 floodplain.</p> <p>Each parcel shows building setbacks, well radius and a septic reserve area. Parcels F-2-5 and F-2-6 both meet with minimum 2 acres of contiguous upland areas. Soil test pit results have been submitted.</p> <p>Issues: The Subdivision checklist requires the stamp of a Certified Soil Scientist. There is a Wetland Scientist stamp – is this sufficient?</p> <p>Zoning Issues: Adjacent lot F-3 contains a residence and two additional structures. The two additional structures will now be straddling the lot line between lots F-2-2 and F-2-3. These structures are currently nonconforming and will continue to be based on the proposed plan.</p>		



BACKGROUND

Tax Map / Lot: F-2

Area / Acres, Ft.²: 61.893

Current Land Use: 2 residences, numerous additional structures,

Steep Slopes: Significant slopes on proposed lot F-2-6.

Road Access / (Closest Intersection): Isaac Frye Highway, Wilson Road and Coburn Road

Zoning District(s): Overlay Districts: General Residence and Agricultural District

☒ Aquifer / ☒ Wetlands / ☐ Floodplain (FEMA Flood Hazard Zone): ☐ Yes / ☒ No

Surface Water Bodies: ☐ Shoreland Protection / ☐ Souhegan River (☐ Cc: SoRLAC):

ISSUES:

- ☐ Waiver(s) ☐ Conditional Use Permit (CUP) ☐ Special Exception(s) ☐ Variance(s) ☐ Easements
☐ Condo Documents ☒ State Permit(s) / ☐ Road Cut ☐ Excavation Permit ☐ Road Bond

APPLICATION ACCEPTANCE:

1. Verify Abutters noticed
2. 7 copies of plat

APPROVAL:

1. Any additional fees and/or conditions
2. The Board may want input from the Fire Chief.

STAFF RECOMMENDATION:

1. Board and abutter comments on acceptance
2. Recommended acceptance
3. Board open public hearing for approval consideration
4. Board comments
5. Abutter Comments
6. Identify any remaining issues
7. Act on approval/conditional approval or continue to a date certain.

CONDITIONS OF APPROVAL

- ☒ Plan copies with professional seals & signatures
☒ Original Mylar with professional seals & signatures
☐ Electronic submission per regulations (As-builts as required)
☐ Bond estimate (where applicable)
☐ State Permits – ☐ Curb-cut, ☐ Subdivision (Sub Surface/Septic), ☐ Site Specific, ☐ Alteration of Terrain (Dredge & Fill)
☒ All fees paid, and escrow maintained as required ☐ Changes to Plat as detailed in minutes and this report (List)
☐ Others (List)